



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting February 6, 2023

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

District Board of Supervisors	Daniel Novak	Chairman
	Chris Kawalec	Vice Chairman
	Steve Wiers	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Meredith Hammock	KE Law, PLLC
District Engineer	Greg Woodcock	Cardno

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

January 30, 2023

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, February 6, 2023 at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. PRESENTATION OF FL CLASS INVESTMENT OPTIONS**
- 4. STAFF REPORTS**
 - A.** Review of January Aquatics Report..... Tab 1
 - B.** Review of January Field Inspection Report (under separate cover)
 1. Landscape Response to Field Inspection Report
(under separate cover)
 2. Consideration of Spring Annuals Proposal.....Tab 2
 3. Discussion of Landscaping Enhancement for Damaged Tree.....Tab 3
 4. Review of Soil Samples.....Tab 4
 - C.** Review of January Irrigation Report Tab 5
 - D.** Review of January Property Maintenance Report..... Tab 6
 - E.** District Engineer
 1. Review of January District Engineer Report Tab 7
 - F.** District Counsel
 1. Update on Trail Project
 2. Update on Easement Agreements
 3. Discussion of Amenity and Community Park Policies Tab 8
 - G.** District Manager
 1. January District Manager Report & Review of Financials.....Tab 9
- 5. BUSINESS ITEMS**
 - A.** Consideration of National Traffic Signs Proposal.....Tab 10
 - B.** Discussion of Towing SignsTab 11
 - C.** Discussion of FY 2023-2024 Budget
- 6. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors'
Regular Meeting held on January 9, 2023 Tab 12
 - B.** Consideration of Operation and Maintenance
Expenditures for December 2022..... Tab 13

7. SUPERVISOR REQUESTS

8. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

☐ Naiad
 ☐ _____

☒ Pickerelweed

☐ Soft Rush
 ☐ _____









AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1195 Customer: CONNERTON WEST CDD

Technician: Alex and Jason

Date: 01/23/2023 Time: 04:00 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1-3			x						
8-10			x						
11	x		x						
12-13									
15-16			x						
19-22,24			x						
31-33,35			x						
37-39			x						
42			x						
43-44	x	x	x						
45-46			x						
47-49	x		x						
50			x						
51	x		x	x					
52-53			x						
61-62			x						

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____

☒ Arrowhead ☒ Bulrush ☐ Golden Canna ☐ Naiad ☐ _____
☐ Bacopa ☐ Chara ☒ Gulf Spikerush ☐ Pickerelweed
☐ Blue Flag Iris ☒ Cordgrass ☒ Lily ☐ Soft Rush ☐





Tab 2

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Darryl Adams
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co.Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name Annual Rotation
Project Description Annual Rotation

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
6,100.00	EACH	Annual Rotation, type of flower is TBD	\$1.85	\$11,285.00

For internal use only

SO# 8026052
JOB# 342200227
Service Line 130

Total Price \$11,285.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

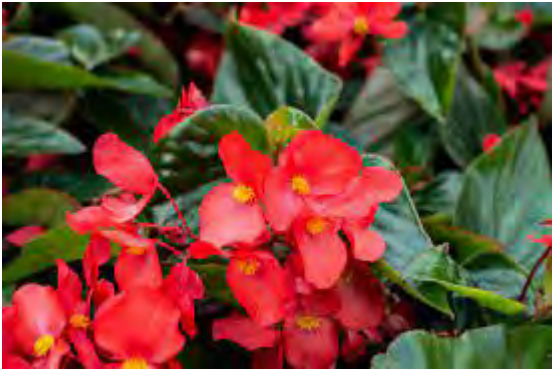
Customer:

	District Manager
Signature	Title
Darryl Adams	January 27, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager, Senior
Signature	Title
Roy Elliot Harris	January 27, 2023
Printed Name	Date

Job #:	342200227		
SO #:	8026052	Proposed Price:	\$11,285.00



Begonia



Marigold



Salvia



Celosia

Available late March/early April



Angelonia



Sunpatien



Pentas

Tab 3

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Darryl Adams
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co.Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name Repairs to vehicle accident on boulevard and 8241 Cressida Court

Project Description remove/replace sod, R/R damaged plant material on boulevard, R/R damaged bald cypress.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	1 pallet of St. Augustine Sod installed	\$600.00	\$600.00
1.00	EACH	1 pallet of Bahia Sod installed	\$475.00	\$475.00
1.00	EACH	30 gallon Bald Cypress with installation	\$550.00	\$550.00
12.00	EACH	10-3 gallon Juniper removed/replaced	\$17.50	\$210.00
1.00	EACH	Debris removal/disposal	\$150.00	\$150.00

For internal use only

SO#
JOB# 342200227
Service Line 130

Total Price \$1,985.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title	District Manager
Darryl Adams	January 23, 2023	
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Account Manager, Senior
Roy Elliot Harris	January 23, 2023	
Printed Name	Date	

Job #: 342200227

SO #: Proposed Price: \$1,985.00





Tab 4



TRUGREEN BROOKSVILLE
1401 DOWNWIND WAY
BROOKSVILLE, FL 34604

BRIGHTVIEW ADADIA LOOP

SAMPLE IDENTIFICATION				ANALYTICAL RESULTS							
BRANCH NUMBER	LAB NUMBER	AREA NUMBER	SOIL TYPE	pH	P lb/A	K lb/A	LIME TEST INDEX	Soil pH PHOSPHORUS POTASSIUM	LOW	MEDIUM	HIGH
5066	J33405	34637		7.2	308	36					
0.00 LBS P2O5/1000 SQUARE FEET											
3.00 LBS K2O/1000 SQUARE FEET											
0 LBS LIME/1000 SQUARE FEET											

Analyzed by Spectrum Analytic, Inc.

<https://spectrumanalytic.com/help/>

Understanding Your Soil Test Report

Soil pH

A measure of the active acidity or alkalinity in a soil/water slurry. pH 7.0 is neutral, pH <7.0 is acidic and pH >7.0 is alkaline. Most turf and ornamentals prefer a pH in the range of 6.0 to 7.5. Certain alkaline soil intolerant (acid-loving) ornamentals prefer a soil pH < 6.0.

Lime Test Index

A measure of an acid soil's ability to lower the pH (acidify) a buffered solution. This test is used to determine the soil's resistance to change in pH or its reserve acidity, when the soil pH is below 7.0. The Buffer pH and not the soil pH is used to determine the lime requirement in most soils.

Phosphorus (P)

A measure of the plant available P (Mehlich 3) expressed in pounds per acre. The relative level of P needed for plant growth is shown by the bar graph.

Potassium (K)

A measure of the plant available K (Mehlich 3) expressed in pounds per acre. The relative level of K needed for plant growth is shown by the bar graph.

Recommendations

Recommendations for P2O5 and K2O are for the amount of the fertilizer nutrient needed over the growing season for lawn or tree and shrub maintenance. The amounts shown on the test report should be reduced by the amounts applied in the annual maintenance program. Split application may be needed. Recommendations for lime up to 50 lbs./1,000 sq.ft. may be applied in a single application. If addition lime is recommended, split into multiple applications. Use about one-third of the amount shown for trees and shrubs. Consult your Regional Technical Manager before applying micronutrients.

For more information visit our website at <https://spectrumanalytic.com/help>



TRUGREEN BROOKSVILLE
1401 DOWNWIND WAY
BROOKSVILLE, FL 34604

BRIGHTVIEW FLOURISH

SAMPLE IDENTIFICATION				ANALYTICAL RESULTS													
BRANCH NUMBER	LAB NUMBER	AREA NUMBER	SOIL TYPE	pH	P lb/A	K lb/A	LIME TEST INDEX	Soil pH PHOSPHORUS POTASSIUM	LOW			MEDIUM			HIGH		
5066	J33407	34637		7.4	166	42											
0.25 LBS P2O5/1000 SQUARE FEET																	
3.00 LBS K2O/1000 SQUARE FEET																	
0 LBS LIME/1000 SQUARE FEET																	

Analyzed by Spectrum Analytic, Inc.

<https://spectrumanalytic.com/help/>

Understanding Your Soil Test Report

Soil pH

A measure of the active acidity or alkalinity in a soil/water slurry. pH 7.0 is neutral, pH <7.0 is acidic and pH >7.0 is alkaline. Most turf and ornamentals prefer a pH in the range of 6.0 to 7.5. Certain alkaline soil intolerant (acid-loving) ornamentals prefer a soil pH < 6.0.

Lime Test Index

A measure of an acid soil's ability to lower the pH (acidify) a buffered solution. This test is used to determine the soil's resistance to change in pH or its reserve acidity, when the soil pH is below 7.0. The Buffer pH and not the soil pH is used to determine the lime requirement in most soils.

Phosphorus (P)

A measure of the plant available P (Mehlich 3) expressed in pounds per acre. The relative level of P needed for plant growth is shown by the bar graph.

Potassium (K)

A measure of the plant available K (Mehlich 3) expressed in pounds per acre. The relative level of K needed for plant growth is shown by the bar graph.

Recommendations

Recommendations for P2O5 and K2O are for the amount of the fertilizer nutrient needed over the growing season for lawn or tree and shrub maintenance. The amounts shown on the test report should be reduced by the amounts applied in the annual maintenance program. Split application may be needed. Recommendations for lime up to 50 lbs./1,000 sq.ft. may be applied in a single application. If addition lime is recommended, split into multiple applications. Use about one-third of the amount shown for trees and shrubs. Consult your Regional Technical Manager before applying micronutrients.

For more information visit our website at <https://spectrumanalytic.com/help>



TRUGREEN BROOKSVILLE
1401 DOWNWIND WAY
BROOKSVILLE, FL 34604

BRIGHTVIEW WHITE SAGE

SAMPLE IDENTIFICATION				ANALYTICAL RESULTS													
BRANCH NUMBER	LAB NUMBER	AREA NUMBER	SOIL TYPE	pH	P lb/A	K lb/A	LIME TEST INDEX	Soil pH PHOSPHORUS POTASSIUM	LOW			MEDIUM			HIGH		
5066	J33404	34637		7.2	256	42											
0.00 LBS P2O5/1000 SQUARE FEET																	
3.00 LBS K2O/1000 SQUARE FEET																	
0 LBS LIME/1000 SQUARE FEET																	

Analyzed by Spectrum Analytic, Inc.

<https://spectrumanalytic.com/help/>

Understanding Your Soil Test Report

Soil pH

A measure of the active acidity or alkalinity in a soil/water slurry. pH 7.0 is neutral, pH <7.0 is acidic and pH >7.0 is alkaline. Most turf and ornamentals prefer a pH in the range of 6.0 to 7.5. Certain alkaline soil intolerant (acid-loving) ornamentals prefer a soil pH < 6.0.

Lime Test Index

A measure of an acid soil's ability to lower the pH (acidify) a buffered solution. This test is used to determine the soil's resistance to change in pH or its reserve acidity, when the soil pH is below 7.0. The Buffer pH and not the soil pH is used to determine the lime requirement in most soils.

Phosphorus (P)

A measure of the plant available P (Mehlich 3) expressed in pounds per acre. The relative level of P needed for plant growth is shown by the bar graph.

Potassium (K)

A measure of the plant available K (Mehlich 3) expressed in pounds per acre. The relative level of K needed for plant growth is shown by the bar graph.

Recommendations

Recommendations for P2O5 and K2O are for the amount of the fertilizer nutrient needed over the growing season for lawn or tree and shrub maintenance. The amounts shown on the test report should be reduced by the amounts applied in the annual maintenance program. Split application may be needed. Recommendations for lime up to 50 lbs./1,000 sq.ft. may be applied in a single application. If addition lime is recommended, split into multiple applications. Use about one-third of the amount shown for trees and shrubs. Consult your Regional Technical Manager before applying micronutrients.

For more information visit our website at <https://spectrumanalytic.com/help>



TRUGREEN BROOKSVILLE
1401 DOWNWIND WAY
BROOKSVILLE, FL 34604

BRIGHTVIEW WOOD SHADOW

SAMPLE IDENTIFICATION				ANALYTICAL RESULTS													
BRANCH NUMBER	LAB NUMBER	AREA NUMBER	SOIL TYPE	pH	P lb/A	K lb/A	LIME TEST INDEX	Soil pH PHOSPHORUS POTASSIUM	LOW			MEDIUM			HIGH		
5066	J33406	34637		7.3	126	76											
0.50 LBS P2O5/1000 SQUARE FEET																	
3.00 LBS K2O/1000 SQUARE FEET																	
0 LBS LIME/1000 SQUARE FEET																	

Analyzed by Spectrum Analytic, Inc.

<https://spectrumanalytic.com/help/>

Understanding Your Soil Test Report

Soil pH

A measure of the active acidity or alkalinity in a soil/water slurry. pH 7.0 is neutral, pH <7.0 is acidic and pH >7.0 is alkaline. Most turf and ornamentals prefer a pH in the range of 6.0 to 7.5. Certain alkaline soil intolerant (acid-loving) ornamentals prefer a soil pH < 6.0.

Lime Test Index

A measure of an acid soil's ability to lower the pH (acidify) a buffered solution. This test is used to determine the soil's resistance to change in pH or its reserve acidity, when the soil pH is below 7.0. The Buffer pH and not the soil pH is used to determine the lime requirement in most soils.

Phosphorus (P)

A measure of the plant available P (Mehlich 3) expressed in pounds per acre. The relative level of P needed for plant growth is shown by the bar graph.

Potassium (K)

A measure of the plant available K (Mehlich 3) expressed in pounds per acre. The relative level of K needed for plant growth is shown by the bar graph.

Recommendations

Recommendations for P2O5 and K2O are for the amount of the fertilizer nutrient needed over the growing season for lawn or tree and shrub maintenance. The amounts shown on the test report should be reduced by the amounts applied in the annual maintenance program. Split application may be needed. Recommendations for lime up to 50 lbs./1,000 sq.ft. may be applied in a single application. If addition lime is recommended, split into multiple applications. Use about one-third of the amount shown for trees and shrubs. Consult your Regional Technical Manager before applying micronutrients.

For more information visit our website at <https://spectrumanalytic.com/help>

Tab 5



IRRIGATION REPORT

DATE: January 27, 2023

PROJECT: Connerton West – Land O’Lakes

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible. One warranty decoder was replaced between December 27th and January 26th.

In addition to routine maintenance, the following issues were addressed:

- With the new communication modules in place, all controllers were returned to ET based programming.
- Repaired faulty splice for zone A3 that was causing the decoder to fault.
- Cleaned and flushed valve for zone E68 that was not closing properly.
- Added tree bubblers to new Crepe Myrtles on Pearl Crescent Court and on PPP at Westerland.
- Shut pumps down on January 13th in anticipation of freezing temperatures on the 15th and 16th. Pumps were turned back on January 17th.
- Identified new plant material in Story Book Park and programmed controller for new plant establishment. Found area in NE corner of new parking lot that didn’t have any water and notified the District Manager.

The ET sensor located on the Hunter ACC controller at the EP1 pump station recorded 2.37” of ET and 2.18” of rain between December 28th and January 26th. There were four significant rainfall events of 0.25” or more during this same period, the greatest occurring on January 13th, when 0.68” was recorded. The site was shut down for a total of 10 days to take advantage of what nature provided and for possible freezing conditions. Temperatures dipped into the low 30s on the mornings of January 15th and 16th, resulting in the formation of frost throughout the site.

According to the Water Management District, the 12-month rolling water usage for the month of October was 108,480 gpd. This is well below the permitted quantity of 419,000 gpd.

Sincerely,

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Water Quality Tests

EP1

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)	
2/18/2022	8.4	360	530	711	
4/8/2022	8.85	340	490	710	
5/2/2022	8.8	330	490	719	
6/6/2022	8.59	290	440	635	
7/6/2022	8.75	260	390	568	
7/22/2022	8.92	270	400	577	
8/30/2022	7.82	240	360	526	
10/3/2022	8.3	230	340	492	
12/2/2022	7.87	240	360	240	

Acceptable pH for St. Augustine turf is 6.5-8.4

Acceptable TDS for St. Augustine turf is less than 450 ppm.

EP2

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)	
2/18/2022	7.69	90	140	204	
4/8/2022	8.2	190	210	413	
5/2/2022	8.14	100	160	228	
6/6/2022	8.83	120	170	254	
7/6/2022	8.54	110	170	258	
7/22/2022	8.33	110	160	234	
8/30/2022	7.59	110	170	251	
10/3/2022	7.8	100	160	230	
12/2/2022	7.8	90	140	216	

Tab 6

Maintenance Weekly Report

1/2/2023 –1/6/2023

Accomplishments

1/ 2/ 23 (HOLIDAY) (8.0hrs)

1/3/23(CDD) Check site, checked fountain, checked playgrounds, empty trash, picked up trash, checked for fire ants, empty & fill dogipot stations, checked bike trail, empty trash & blow off, picked up roadway trash, cleaned up 208 & 209, install no fishing sign (209), blow out pedestrian tunnel, blow off 10' sidewalk on Connerton Blvd (7.0hrs)

1/3/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, checked area, picked up bottles from basketball court area (1.0hrs)

1/ 4/23 (CDD) Checked site, checked fountain, checked bike trail, checked playgrounds, relevel mulch, checked lawn maintenance, picked up roadway trash, checked paver work @ Connerton Blvd entry, installed 3 new signs @ mailbox kiosk parking areas, met Tim Cooney @ pond by Club, replace bulbs in arch light by fountain (6.25hrs)

1/ 4/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, reinstall light fixture, remove tv from grill area, clean & test (2.0hrs)

1/5/23 (CDD) Checked site, checked fountain, checked playgrounds & parks, checked for lawn maintenance, picked up roadway trash, checked bike trail, empty trash, checked outlying areas(4.25hrs)

1/5/23 (HOA) Checked RP, pick up trash, checked CC pick up trash, put Christmas decorations away in closet, rehung grill tv, painted club mailbox, reset courts light timer (4.0hrs)

1/6/23 (CDD) Checked site, checked fountain, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, reinstall hit sign in Blue Mist/Conn roundabout (6.5hrs)

1/6/23 (HOA) Checked RP, checked club, checked stuck door in clubhouse (1.0.0hrs)

Ballenger Irrigation

1/ 2/23

1/3/23 - 0

1/4/23 - 2

1/5/23- 1

1/6/23 - 3

Brightview Land.

1/ 2/23

1/3/23 - 5 mowing

1/4/23 - 5 detail/ annuals removal

1/5/23 - 5 detail

1/6/23 - 1 pond mowing / 4 detail



Rizzetta & Company

Storm clean up

Current/Future Projects

Clean salt from willow vista signs



Rizzetta & Company

Maintenance Weekly Report

1/9/2023 –1/13/2023

Accomplishments

1/ 9/ 23 (CDD) Checked site, checked fountain & fill, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, attend CDD meeting (9.0hrs)

1/9/23 (HOA) Checked Rose Point, checked CC, set up meeting rm, retrieve snowman from storage closet (2.0hrs)

1/10/23(CDD) Check site, checked fountain, checked playgrounds, picked up trash, checked for fire ants, checked bike trail, picked up roadway trash, checked contractor working on PPP, worked on sod flattening & sidewalk cleanup from hogs & erosion along Connerton Blvd., (6.0hrs)

1/10/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, checked area, tore down meeting room, assisted in clubhouse (2.0hrs)

1/ 11/23 (CDD) Checked site, checked fountain, checked bike trail & blow off, checked playgrounds, relevel mulch, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, reported hog activity, met w/ Brightview tree removal/replacement & contacted Ballenger, Jason, checked contractor working on PPP (6.0hrs)

1/ 11/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, moved pavers, checked gym trash (2.0hrs)

1/12/23 (CDD) Checked site, checked fountain, checked playgrounds & parks, checked for lawn maintenance, picked up roadway trash, checked bike trail, checked outlying areas, turned off Christmas lights(4.0hrs)

1/12/23 (HOA) Checked RP, pick up trash, checked CC pick up trash, repaired wind screens @ tennis courts (2.0hrs)

1/12/23 (ETO) (2.0hrs)

1/13/23 (CDD) Checked site, checked fountain, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, picked up fuel (5.0hrs)

Ballenger Irrigation

1/ 9/23 - 2

1/10/23 - 0

111/23 - 2

1/12/23- 2

1/13/23 - 3

Brightview Land.

1/ 9/23 - 8 mowing

1/10/23 - 5 mowing – 1-spraying

1/11/23 - 4 mowing

1/12/23 - 4 men tree removal / replacement – 3 men detail

1/13/23 - 4 men pond bank cut back



Current/Future Projects



Rizzetta & Company

Maintenance Weekly Report

1/16/2023 –1/20/2023

Accomplishments

1/ 16/ 23 (CDD) Checked site, checked fountain, checked playgrounds, pick up trash & empty cans, cleaned up parks and empty trash, empty & fill dogipot stations, checked bike trail, emptied trash & blow off, checked lawn maintenance, picked up roadway trash, checked accident PPP, ordered dog waste bags (6.75hrs)

1/16/23 (HOA) Checked Rose Point, checked CC, met w/ Rose Point (Deann's husband) on gate operation & moisture issue, repair urinal (2.0hrs)

1/17/23(CDD) Check site, checked fountain & fill, checked playgrounds, re level mulch, picked up trash, checked for fire ants, checked bike trail, picked up roadway trash re attach led light channel @ lower fountain bowl, filled hole PPP n. side by sidewalk, sanded off ink pen graffiti @ storybrook park gazebo, checked all areas (7.0hrs)

1/17/23 (HOA) Checked CC cleaned up parking lot trash, checked RP, checked area (1.0hrs)

1/ 18/23 (CDD) Checked site, checked fountain, checked bike trail, checked playgrounds, empty trash, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash (5.75hrs)

1/ 18/23 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, replace door hdwe, put away x mas deco, found specs on tennis courts lights(2.5hrs)

1/19/23 (CDD) Checked site, checked fountain, checked playgrounds & parks, checked for lawn maintenance, picked up roadway trash, checked bike trail, checked outlying areas, pressure washing of walls by fountain(7.0hrs)

1/19/23 (HOA) Checked RP, pick up trash, checked CC pick up trash, repaired wind screens @ tennis courts (1.0hrs)

1/20/23 (CDD) Checked site, checked fountain, checked bike trail & empty trash, checked playgrounds & parks trash cans, empty & fill dogipot stations, checked lawn maintenance, picked up roadway trash, picked up fuel (5.0hrs)

1/20/23 (HOA) Checked RP, Checked CC, picked up trash (1.5hrs)

Ballenger Irrigation

1/16/23 - 0

1/17/23 - 1

1/18/23 - 1

1/19/23- 1

1/20/23 - 2

Brightview Land.

1/16 /23 - 3 detail

1/17/23 - 4 detail

1/18/23 - 4 detail

1/19/23 - 4 detail

1/20/23 - 0

Rozetta & Company



Finish cleaning walls by fountain

Current/Future Projects



Rizzetta & Company

Maintenance Weekly Report

12/26/2022 –12/30/2022

Accomplishments

12/26/22 (Holiday) (8.0hrs)

12/27/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, picked up trash, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, cleaned up 208 & 209 (6.0hrs)

12/27/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, empty gym trash, checked area (2.0hrs)

12/28/22 (CDD) Checked site, checked fountain, checked bike trail & blow off, checked playgrounds, relevel mulch, checked lawn maintenance, picked up roadway trash, cleaned up dog park, toured trail w/ Jason Ligget, worked on removing salt from Willow Vista signs (7.0hrs)

12/28/22 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash (1.0hrs)

12/29/22 (CDD) Checked site, checked fountain, checked playgrounds & parks, empty trash, empty & fill dogipot stations, checked for lawn maintenance, picked up roadway trash, checked bike trail, empty trash, sent picture of towing sign 209 (5.5hrs)

12/29/22 (HOA) Checked RP, pick up trash, checked CC pick up trash (1.0hrs)

12/29/22 (Holiday) (1.5hrs)

12/30/22 (Holiday) (8.0hrs)

Ballenger Irrigation

12/26/22 - 0

12/27/22 - 3

12/28/22 - 1

12/29/22 - 3

12/30/22 -

Brightview Land.

12/26/22

12/27/22 - 4 detail

12/28/22 - 1 pond mowing

12/29/22 - 1 pond mowing – 3 detail

12/30/22 -



Rizzetta & Company

Storm clean up

Current/Future Projects

Clean salt from willow vista signs



Rizzetta & Company

Tab 7



February 9, 2023

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Civil work is 98% complete. Final dress up of sod and parking lot striping is remaining.
- Change Order to Yellowstone approved and project moving to completion. Working with Yellowstone on plant delivery date for installation.

Trail Project

- CDD board put this priority on hold. Developer taking over design and permitting responsibilities.

Acquisition Review

Parcel 209 Acquisition – Civil portion of the project has not been turned over

Parcel 208 Acquisition – Civil portion of the project has not been turned over

Miscellaneous Projects

Sealing of Entrance Signs

- Primer applied. Putting another coat on signs. Waiting on efflorescence coating and will provide us with a date when they get it.

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Stantec is coordinating with District Council to assist in determining responsibility and timing of the construction of the sidewalk.

Shade Sail Project

- Shade Sail at Rose Cottage is going to be reviewed by contractor end of second week or first of third week to repair.

Dog Park Project

- Cardno to move forward with design and cost estimate.

Amenity Center Pond Wall Repair

- Waiting on Schedule for replacement of blocks from Sitemasters. Sitemasters is to retrieve the blocks from the pond and install them on wall.

Tab 8

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AMENITY AND COMMUNITY PARK POLICIES

Adopted June 6, 2017

SECTION A. DEFINITIONS

1. Amenity or Amenities – Shall mean all passive parks, common areas, open spaces, playgrounds, nature trails, lakes and preserves, whether owned or operated by the District.
2. District - Shall mean the Connerton West Community Development District.
3. Manager - Shall mean the person or entity legally charged with the daily operation and management of the District or their duly authorized representative.
4. Resident - Shall mean property owners of the Connerton West Community Development District, and those persons permanently residing in the same dwelling unit as the property owner. Resident shall also mean those persons permanently residing in a dwelling unit located within the District, including those persons residing in apartments, condominiums or rental homes.
5. Guest – Shall mean any non-residents that are using the Amenities.
6. Pets– Shall be defined as domesticated dogs and cats that are of non-aggressive breeds.

SECTION B. GENERAL PROVISIONS

1. The Amenity hours of use shall be established based upon seasonal and other considerations and shall be published to the Residents and Guests in a manner determined by the Manager. Unless other wise specified, all Amenities will be open from dawn to dusk each day.
2. Alcoholic beverages shall not be served or sold, nor permitted to be consumed, except for approved catered events or as specifically authorized in these policies.
3. All persons using the District's Amenities do so at their own risk. Natural environments such as the District's parks, lakes and nature trails contain any number of dangerous conditions as well as provide a habitat for wild animals that may be a hazard to people. All Residents must use the Amenities in a safe and responsible manor.
4. Pets as defined in Section A are permitted on Amenity property, but must be leashed at all times, and pet owners are to pick up any waste the pets may produce when in the park(s) or along the path of travel to and from the park(s). Pets are not permitted in playground areas, gazebos, any structure or concrete area, or in any area marked with a "No Pets" sign. Pets may be unleashed in any

area designated by the District as a dog park and must adhere to any posted rules for the use of such area. No aggressive Pets shall be permitted on Amenity property.

5. Vehicles, including golf carts, scooters, bicycles and scooters must be parked in designated areas. Unless designated otherwise, 4-wheel passenger vehicles and golf carts must be parked in the parking lots. Vehicles shall not be parked on easements or rights of way, or in any manner which blocks the normal flow of traffic. Gas and electric powered vehicles, including scooters, ATV's, and golf carts are strictly prohibited in Community parks, Nature Trails and pedestrian sidewalks. All vehicles must be operated in accordance with applicable Florida Statutes. Authorized maintenance vehicles are permitted on District property as authorized by the Manager

6. No Fireworks of any kind are permitted anywhere on the District grounds or adjacent areas.

7. The Board of Supervisors reserves the right to amend or modify these rules when necessary and will notify the residents of any changes.

8. Members of the Board of Supervisors, the District Manager, and CDD Managers and authorized employees shall have full authority to enforce these policies and regulations.

9. Disregard of any rule or policy of the District may result in exclusion from the use of any District Amenity.

10. During periods of heavy rain, thunderstorms and other inclement weather Amenity areas shall not be used.

11. Any exceptions to these Policies must be made in writing by the Manager prior to the time any such contrary action is taken.

12. The use of remote controlled vehicles and aircraft shall not be permitted on any Amenity property.

13. The District's Board of Supervisors may waive any provision of these policies, including any fees, for any homeowners' association or neighborhood group located within the District, or a civic organization primarily comprised of Residents, as determined by the District's Board of Supervisors to be in the District's best interest. Such waiver may be restricted to a specified area and time, and may include such other restrictions as the District's Board of Supervisors may determine.

SECTION C. LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Resident and Guest, as a condition of invitation to the premises of the Amenities assumes sole responsibility for his or her personal property. The District, its agents, employees, and contractors shall not be responsible for the loss of damage to any private property used or stored on District Property regardless of location.

2. No person shall remove from any Amenity area any property or furniture belonging to the District, the District Board of Supervisors, its agents, employees or contractors without proper authorization. Residents and Guests shall be liable for any property damage and/or personal injury occurring on any District property or any Amenity, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors which is caused by the Resident or their Guest. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to any such property damage or personal injury.

3. Any Resident, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District, the District Board of Supervisors, its agents, employees or contractors, or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by them, either on or off District property or Amenity, shall do so at his or her own risk, and shall hold the District, the District Board of Supervisors, its agents, employees, and contractors harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, the District Board of Supervisors, its agents, employees or contractors. Any Resident shall have, owe, and perform the same obligation to the District, the District Board of Supervisors, its agents, employees or contractors hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or Resident.

4. Should any party bound by these District Policies bring suit against the District, the District Board of Supervisors, its agents, employees or contractors in connection with any Amenity or event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any Amenity or event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against District, the District Board of Supervisors, its agents, employees or contractors, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorneys' fees through all appellate proceedings).

SECTION D. AMENITY RENTAL POLICIES

1. Only Residents may utilize the District Amenities for private parties. Upon request for rental, the Manager shall determine if the location of the proposed use is suitable for the purpose of the rental and shall have the authority to deny any such rental request if in the Manager's opinion the area is inappropriate or creates an unsafe condition.

2. All general regulations and policies apply.

3. Check with the Manager regarding the anticipated date for the party in order to determine availability. A reservation must be made and a rental agreement accepted by the manager prior to date of rental.

4. No trackless trains, trampolines, battery or gas powered vehicles of any kind are permitted in on District property at any time. The staking of tents and other acts which may cause damage to the Amenity facilities or grounds are also prohibited.

5. Inflatable structures, decorations, the provision of pony rides, and/or the use of third-party vendors of any kind must be approved in advance by the Manager. If the use of a third-party vendor is approved, the vendor must provide either a certificate of insurance or a liability waiver in a form acceptable to the Manager prior to the rental date.

6. At the time the reservation is made, the Resident must deliver to the Manager two separate checks or money orders (no cash). One is for the deposit and one is for the area rental. Checks or money orders should be made payable to Connerton West Community Development District.

7. An accurate count of the number of Guests must accompany deposits. The deposit of \$100.00 will be required at least 14 days in advance of the party.

8. The rental charge is \$50.00 for each 3-hour rental.

9. Deposit refunds may take up to 14 business days to process. To receive the full refund of the deposit, the following must be done:

- a. Remove all garbage and place in trash container.
- b. Take down all party displays.

10. The following may result in either full or partial forfeiture of the deposit:

- a. Failure to adhere to theses Policies
- b. Damage caused to District property or Amenity
- c. Insufficient clean-up
- d. Cancellation of the event without at least 3 days notice to the Manager.

11. The deposit is fully refundable if the party is cancelled due to inclement weather.

12. A copy of the approved rental agreement, signed by the Manager, must be in the renter's position or posted at the rental event site.

SECTION E. PLAYGROUND POLICIES

Please note that the Playground is an unattended facility and persons using the facility do so at their own risk.

- 1. Reservations. Residents may not reserve the playground.
- 2. Hours: The Playground shall be available for use from dawn to dusk.
- 3. Children under the age of eight (8) must be accompanied by an adult at least eighteen (18) years of age.

4. Children Fifteen (15) years and older are not permitted to play on the Playground equipment.
5. Alcoholic beverages, glass containers and other breakable items are prohibited.
6. The use of profanity or disruptive behavior is prohibited.
7. No roughhousing on the playground.
8. Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.
9. Use of the playground may be limited from time to time due to a District-sponsored event or for maintenance purposes.

SECTION F. BARBECUE GRILL POLICIES

1. Use of the Barbecue Grill is limited to Residents and Guests.
2. Use of the Barbecue Grill is on a first come, first serve basis.
3. Residents shall be responsible for the supervision of the Barbecue Grill while in use and shall assume all liability for such use. Residents may bring their own Barbeque Grill to the area, however, they shall supervise the use of the Barbeque Grill at all times and shall be responsible for cleaning up the area and removing the Barbeque Grill after any activity.
4. No persons under the age of eighteen (18) may operate the Barbecue Grill at any time.
5. Glass and other breakable items are not permitted around the Barbecue Grill.
6. Alcoholic beverages are not permitted around the Barbecue Grill.
7. Residents must thoroughly clean the Barbecue Grill after each use. Residents must, at a minimum, remove all charcoal, food remnants and cooking implements.
8. Residents must provide their own cooking implements.

This portion of the page intentionally left blank

SECTION G. USE OF DISTRICT LAKES AND PONDS

The Southwest Florida Water Management District and the District control all policies and procedures for the use and operation of District lakes and ponds. Swimming, bathing, wading and diving are not permitted in any District pond or lake.

General Rules:

1. All lakes and ponds are a component of the District's master surface water management system (Surface Water System). There shall be no activities in or around the lake that would interfere with their proper operation.
2. The CDD Board of Supervisors has authorized limited use of lakes and ponds by Residents for the certain recreational activities described below that are not inconsistent with the safe and lawful operation of the Surface Water System.
3. The use of the lakes or ponds for recreational purposes is strictly at your own risk, Natural environments such as the lakes and ponds are habitats for a variety of wild animals such as snakes and alligators that can pose a danger to people. Lakes and ponds may also reach extreme depths and the lake bottom is subject to steep slopes and abrupt changes in depth. Ponds may also contain other natural or man-made hazards which may result in injury or death. Feeding alligators is strictly prohibited.
4. Pets are not allowed in the lake.
5. No docks or other structures, whether permanent or temporary, shall be constructed and placed in the lake or on the lake shoreline unless properly permitted and approved by the Southwest Florida Water Management District, the CDD, and other applicable governmental agencies.
6. No foreign materials may be disposed of in the lake, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers or any other material that is not naturally occurring or which may be detrimental to the lake environment.
7. Any hazardous condition must immediately be reported to the Manager. The presence of any chemical or other similar hazardous condition must immediately be reported to the proper authorities or police.
8. Property owners and residents are responsible for the activities of their tenants, Guests and invitees.

SECTION H. SHORELINE VEGETATION MAINTENANCE

1. Pursuant to Section 369.20, Florida Statutes, an owner of property abutting the shoreline of the lake may physically or mechanically remove herbaceous aquatic plants and semi woody herbaceous plants, such as shrub species and willow, within an area delimited by up to 50 percent of the property owner's frontage or 50 feet, whichever is less, and by a sufficient length waterward from, and perpendicular to, the property owner's shoreline to create a corridor to allow access for a boat.

2. All unvegetated areas shall be cumulatively considered when determining the width of the exempt corridor.

3. Physical or mechanical removal does not include the use of any chemicals or any activity that requires a permit pursuant to Part IV of Chapter 373, Florida Statutes.

4. Property owners wishing to remove vegetation in accordance with the above statutory criteria must first contact the Manager for authorization and verification of compliance with the above and the District's wetland maintenance plan and any governmental easements or other restrictions that may be in place over the subject area.

SECTION I. RECREATIONAL BOATING:

Certain designated lakes and ponds may be used for recreational boating in strict compliance with the requirements outlined below. Any lake or pond posted with a sign indicating no boating or fishing shall not be used for such purposes:

1. Approved boat types: Oar or paddle driven boats, such as: canoes, row boats, kayaks, sculls, etc. Single-hulled sail boats. Battery powered electric boats. Exceptions for may be made for District maintenance contractors, governmental or emergency officials.

2. Boats may not exceed 12 feet in length.

3. No watercraft may have a fixed draft of more than 12 inches.

4. The following boat types are prohibited for use on lakes: multi- or double-hulled sail boats, inflatable boats, rafts, inner tubes, personal floating devices, windsurfers, sail boards, motor surfers, and jet skis.

5. No gasoline or diesel fueled engines are permitted on lakes with the exception of the lake Work Boat.

6. All boats must have a life jacket for each person on board and all safety equipment in accordance with Federal, State, County and City requirements.

7. No boating hours have been established at this time. However, because sounds carry and magnify over water, boating must be done in a quiet, courteous manner and only between dawn and dusk.

8. All boats must be operated in a safe and courteous manner.

9. Sailing craft shall have the right of way over all other watercraft.

10. Docking at private property is not allowed without the express written consent of the owner.

11. Boats may only be moored or stored at an owner's dock or on the edge of the owner's property. No boating storage is permitted on District property.
12. Owners of off-water homes must remove their boat from the water when not in use.
13. No anchors of any type are allowed on the lake unless permitted by law.
14. All boats must be kept in good repair and be in operating condition.
15. Residents may launch small boats behind their own residences. Otherwise, boats may only be launched from designated common area locations within the community. No structures or modifications to any District pond banks are permitted. No boat launching is permitted if the launching will in any way damage or alter the pond bank or bank vegetation. No trailer launching is permitted. Vegetation in the ponds is considered District property and shall not be removed or damaged during the launching or boating process.

SECTION J. FISHING POLICIES

1. Fishing is restricted to Residents only.
2. Compliance with State fishing licensure requirements must be met.
3. Fishing is not permitted in certain lakes within the District. Any lake posted with a sign indicating that there is no fishing or boating shall not be used. Ponds or a portion of the lands surrounding such ponds, may be posted with no trespassing signs shall not be used for any purpose.
4. In order to maintain every resident's personal privacy, fishing from pond banks behind any platted residential lot is not permitted.
5. Access to lakes through private property between homes is prohibited and will be considered as trespassing. Exceptions will be made for maintenance purposes through designated maintenance easements.
6. Live bait is permitted for fishing along with other types of bait.
7. Catch and Release is the policy for all fishing in District owned ponds/lakes.
8. The following items are prohibited on or near the lake: spears, large nets, traps, bows and arrows.
9. To protect the fish and waterfowl, fishing lines must not be left unattended.
10. Violations of the above policies may result in the suspension or termination of your privilege to use the District owned ponds/lakes.
11. Property owners are responsible for the activities of their tenants, Guests and invitees.

The Connerton West Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of lakes or ponds. All persons, including property owners, residents and Guests and invitees are using lakes and ponds at their own risk. There are no lifeguards or other safety personnel present at any time. Lakes and ponds contain wild animals or other natural or man-made hazards which may result in injury or death. The District makes no representation that the use of any lake or pond is suitable for recreational boating or fishing. These policies and procedures are intended only to assist property owners and residents in the orderly and continued enjoyment of the natural surroundings.

SECTION K. SUSPENSION AND TERMINATION OF PRIVILEGES

1. Use of Amenities are subject to suspension or termination by the Board of Supervisors if a Resident or Guest:

- a. Exhibits offensive behavior or appearance;
- b. Fails to abide by the rules and regulations established for the use of the Amenities.
- c. Treats District personnel, employees or contractors of the District in an unreasonable or abusive manner; or
- d. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or its management.

2. Manager may at any time restrict or suspend or for cause or causes as described above any Residents use of any or all of the Amenities.

3. Notwithstanding the foregoing, any time a Resident or Guest is arrested for an act committed, or allegedly committed, while on the premises of the District, such Resident or Guest shall have all Amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and the Board may make a recommendation of termination of the Resident's or Guest's privileges.

4. Any Resident or Guest whose privileges have been terminated is entitled to appeal such termination to the Board of Supervisors, whose determination on appeal shall be final.

The above Policies were amended and adopted by the Connerton West Community Development District Board of Supervisors this 6th day of June 2017.

Gregory B. Cox

Secretary/Assistant Secretary

Stew Gibbons

Chairperson/Vice Chairperson



CONNERTON WEST CDD

FISHING EXHIBIT

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 6, 2023 at 4:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

February 6

2023

C
O
N
N
E
R
T
O
N

W
E
S
T

<u>FINANCIAL SUMMARY</u>		<u>12/31/2022</u>
General Fund Cash & Investment Balance:		\$1,375,850
Reserve Fund Cash & Investment Balance:		\$849,078
Debt Service Fund Investment Balance:		<u>\$1,889,864</u>
Total Cash and Investment Balances:		\$4,114,792
General Fund Expense		Over
Variance: \$31,034		Budget



Supervisor Request Updates

Budget- The General Fund is over budget by \$31,034. District Engineer is over budget by \$45,975. Greg is working on the audit to ensure District Engineer services were coded to the correct year. Overall, the District is under budget.

Fiscal Year 2022-2023 Budget- The Board will discuss this at the next meeting. Ex: Wish List, added line items, percentage increase or decrease.

Connerton West Investment Options- The Board will discuss this at the meeting.

Storage Units- I went to A American Container and picked out the new storage unit for Connerton West. The storage unit will be delivered on January 30, 2023. Stan will transfer all his equipment to the new unit, and I will request the old unit be removed.

Name Plate- I ordered a nameplate for the Board of Supervisor Roger Smith.

CDD 101- Before the meeting, I plan to have a call with the newly elected Board of Supervisor Roger Smith. I will go over some helpful onboarding tips.

Towing Policy Agreement- Towing Signs have been put in place in the District, and a mass email was sent to the residents of the District. The Board will discuss more in detail at the meeting.

Licensing Marketing Agreement- I reached out to Kelly regarding Lennar's marketing materials being removed from Connerton West. Also, I mailed the certified letter that Counsel drafted to Lennar asking them to remove their marketing materials from CDD property.

Resident Request and Concerns- A resident voiced their concerns regarding rainwater washing away the sand around the ponds in Sage wood. I asked our District Counsel and our District Engineer to add to the punch list items.



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

December 31, 2022

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 12/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	1,357,813	138,000	27,369	0	1,523,182	0	0
Investments	18,037	711,078	1,889,864	165,396	2,784,376	0	0
Accounts Receivable	181,834	0	111,066	0	292,899	0	0
Prepaid Expenses	337	0	0	0	337	0	0
Refundable Deposits	25,811	0	0	0	25,811	0	0
Fixed Assets	0	0	0	0	0	47,025,511	0
Amount Available in Debt Service	0	0	0	0	0	0	2,028,299
Amount To Be Provided Debt Service	0	0	0	0	0	0	13,271,701
Total Assets	1,583,832	849,078	2,028,299	165,396	4,626,605	47,025,511	15,300,000
Liabilities							
Accounts Payable	38,430	0	0	0	38,430	0	0
Accrued Expenses	34,000	0	0	0	34,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,300,000
Total Liabilities	72,430	0	0	0	72,430	0	15,300,000
Fund Equity & Other Credits							
Beginning Fund Balance	242,530	709,103	1,026,257	197,275	2,175,164	0	0
Investment In General Fixed Assets	0	0	0	0	0	47,025,511	0
Net Change in Fund Balance	1,268,872	139,975	1,002,042	(31,879)	2,379,011	0	0
Total Fund Equity & Other Credits	1,511,402	849,078	2,028,299	165,396	4,554,175	47,025,511	0
Total Liabilities & Fund Equity	1,583,832	849,078	2,028,299	165,396	4,626,605	47,025,511	15,300,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	57	(57)
Special Assessments				
Tax Roll	1,663,696	1,663,696	1,670,593	(6,897)
Off Roll	85,772	85,772	85,772	0
Other Misc. Revenues				
Miscellaneous Revenue	0	0	105	(105)
Total Revenues	<u>1,749,468</u>	<u>1,749,468</u>	<u>1,756,527</u>	<u>(7,059)</u>
Expenditures				
Legislative				
Supervisor Fees	13,000	3,250	2,200	1,050
Total Legislative	<u>13,000</u>	<u>3,250</u>	<u>2,200</u>	<u>1,050</u>
Financial & Administrative				
Administrative Services	5,916	1,479	1,479	0
District Management	36,429	9,107	9,107	0
District Engineer	50,000	12,500	58,475	(45,975)
Disclosure Report	8,000	0	0	0
Trustees Fees	16,000	4,000	13,761	(9,761)
Assessment Roll	5,355	5,355	5,355	0
Financial & Revenue Collections	5,355	1,339	1,339	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	22,440	5,610	5,610	0
Auditing Services	4,475	0	0	0
Arbitrage Rebate Calculation	2,500	2,500	500	2,000
Public Officials Liability Insurance	3,700	3,700	3,259	441
Legal Advertising	2,000	500	0	500
Miscellaneous Mailings	500	125	0	125
Dues, Licenses & Fees	500	125	175	(50)
Website Hosting, Maintenance, Backup & Email	3,650	1,922	909	1,012
Total Financial & Administrative	<u>166,970</u>	<u>48,262</u>	<u>99,969</u>	<u>(51,708)</u>
Legal Counsel				
District Counsel	60,000	15,000	20,886	(5,886)
Total Legal Counsel	<u>60,000</u>	<u>15,000</u>	<u>20,886</u>	<u>(5,886)</u>
Law Enforcement				
Off Duty Deputy	9,500	2,375	1,850	525

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	9,500	2,375	1,850	525
Electric Utility Services				
Utility Services	39,000	9,750	13,756	(4,005)
Utility - Street Lights-Neighborhood Roads	215,000	53,750	55,171	(1,421)
Utility - Street Lights-Collector Roads	80,000	20,000	36,730	(16,730)
Total Electric Utility Services	334,000	83,500	105,657	(22,156)
Water-Sewer Combination Services				
Utility Services	22,000	5,500	1,159	4,341
Total Water-Sewer Combination Services	22,000	5,500	1,159	4,341
Stormwater Control				
Aquatic Maintenance	61,368	15,342	13,264	2,078
Mitigation Area Monitoring & Maintenance	23,600	5,900	0	5,900
Stormwater Assessments	100	100	0	100
Water Quality Monitoring & Testing	5,760	1,440	0	1,440
Wetland Monitoring & Maintenance	4,000	1,000	4,000	(3,000)
Stormwater System Maintenance	10,000	2,500	0	2,500
Total Stormwater Control	104,828	26,282	17,264	9,018
Other Physical Environment				
Street Light Deposit Bond	7,400	1,850	4,755	(2,906)
Property Insurance	9,246	9,246	8,476	770
General Liability Insurance	4,301	4,301	3,853	448
Entry & Walls Maintenance & Repair	4,000	1,000	0	1,000
Landscape Maintenance	485,000	121,250	108,245	13,005
Landscape Replacement Plants, Shrubs, Trees	22,400	5,600	449	5,151
Landscape Inspection Services	9,600	2,400	2,400	0
Landscape - Annuals/Flowers	40,000	10,000	9,100	900
Holiday Decorations	10,000	5,000	10,000	(5,000)
Landscape - Mulch	48,000	12,000	2,500	9,500
Irrigation Repair	30,000	7,500	19,771	(12,271)
Irrigation Maintenance	120,000	30,000	31,695	(1,695)
Irrigation Filters	4,000	1,000	0	1,000
Conservation Cutbacks	7,500	1,875	0	1,875
Total Other Physical Environment	801,447	213,022	201,244	11,777
Road & Street Facilities				
Sidewalk Maintenance & Repair	15,000	3,750	0	3,750
Street Sign Repair & Replacement	5,000	1,250	53	1,198
Roadway Repair & Maintenance	10,000	2,500	0	2,500
Pressure Washing Sidewalks	12,000	3,000	4,500	(1,500)
Street Light/Decorative Light Maintenance	1,500	375	0	375

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Road & Street Facilities	43,500	10,875	4,553	6,323
Parks & Recreation				
Management Contract	100,273	25,068	22,949	2,119
Playground Equipment & Maintenance	500	125	0	125
Fountain Service Repair & Maintenance	3,000	750	500	250
Vehicle Maintenance	3,500	875	354	521
Fountain Repairs	500	125	0	125
Wildlife Management Services	9,600	2,400	2,000	400
Miscellaneous Expense	13,000	3,250	2,533	717
Pedestrian Bridge/Boardwalk Maintenance	5,000	1,250	0	1,250
Total Parks & Recreation	135,373	33,843	28,336	5,507
Contingency				
Miscellaneous Contingency	58,850	14,713	4,537	10,175
Total Contingency	58,850	14,713	4,537	10,175
Total Expenditures	1,749,468	456,622	487,655	(31,034)
Total Excess of Revenues Over(Under) Expenditures	0	1,292,846	1,268,872	23,974
Fund Balance, Beginning of Period	0	0	242,530	(242,530)
Total Fund Balance, End of Period	0	1,292,846	1,511,402	(218,556)

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,976	(1,976)
Special Assessments				
Tax Roll	150,000	150,000	150,000	0
Total Revenues	<u>150,000</u>	<u>150,000</u>	<u>151,976</u>	<u>(1,976)</u>
Expenditures				
Contingency				
Capital Reserve	150,000	150,000	12,001	138,001
Total Contingency	<u>150,000</u>	<u>150,000</u>	<u>12,001</u>	<u>138,001</u>
Total Expenditures	<u>150,000</u>	<u>150,000</u>	<u>12,001</u>	<u>138,001</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>139,976</u>	<u>(139,976)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>709,102</u>	<u>(709,102)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>849,078</u>	<u>(849,078)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,964	(2,964)
Special Assessments				
Tax Roll	547,533	547,533	549,615	(2,082)
Off Roll	17,381	17,381	17,382	0
Total Revenues	<u>564,914</u>	<u>564,914</u>	<u>569,961</u>	<u>(5,046)</u>
Expenditures				
Debt Service				
Interest	374,914	374,914	184,865	190,049
Principal	190,000	190,000	0	190,000
Total Debt Service	<u>564,914</u>	<u>564,914</u>	<u>184,865</u>	<u>380,049</u>
Total Expenditures	<u>564,914</u>	<u>564,914</u>	<u>184,865</u>	<u>380,049</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>385,096</u>	<u>(385,096)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>516,331</u>	<u>(516,331)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>901,427</u>	<u>(901,427)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,049	(2,049)
Special Assessments				
Tax Roll	628,029	628,029	630,419	(2,389)
Total Revenues	<u>628,029</u>	<u>628,029</u>	<u>632,468</u>	<u>(4,438)</u>
Expenditures				
Debt Service				
Interest	243,029	243,029	117,437	125,593
Principal	385,000	385,000	0	385,000
Total Debt Service	<u>628,029</u>	<u>628,029</u>	<u>117,437</u>	<u>510,593</u>
Total Expenditures	<u>628,029</u>	<u>628,029</u>	<u>117,437</u>	<u>510,593</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>515,031</u>	<u>(515,031)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>350,605</u>	<u>(350,605)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>865,636</u>	<u>(865,636)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2	(2)
Special Assessments				
Tax Roll	160,736	160,736	161,347	(611)
Total Revenues	<u>160,736</u>	<u>160,736</u>	<u>161,349</u>	<u>(613)</u>
Expenditures				
Debt Service				
Interest	120,736	120,736	59,434	61,302
Principal	40,000	40,000	0	40,000
Total Debt Service	<u>160,736</u>	<u>160,736</u>	<u>59,434</u>	<u>101,302</u>
Total Expenditures	<u>160,736</u>	<u>160,736</u>	<u>59,434</u>	<u>101,302</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>101,915</u>	<u>(101,915)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>159,321</u>	<u>(159,321)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>261,236</u>	<u>(261,236)</u>

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4	(4)
Total Revenues	<u>0</u>	<u>0</u>	<u>4</u>	<u>(4)</u>
Total Excess of Revenues Over(Under) Expen- ditures	<u>0</u>	<u>0</u>	<u>4</u>	<u>(4)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>525</u>	<u>(525)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>529</u>	<u>(529)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,332	(1,332)
Total Revenues	0	0	1,332	(1,332)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	33,214	(33,214)
Total Other Physical Environment	0	0	33,214	(33,214)
Total Expenditures	0	0	33,214	(33,214)
Total Excess of Revenues Over(Under) Expenditures	0	0	(31,882)	31,882
Fund Balance, Beginning of Period	0	0	196,721	(196,721)
Total Fund Balance, End of Period	0	0	164,839	(164,839)

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	29	(29)
Total Fund Balance, End of Period	0	0	29	(29)

12/31/2022

Connerton West CDD
Investment Summary
December 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2022</u>
The Bank of Tampa	Money Market	\$ 9,218
The Bank of Tampa ICS:		
Merchants Bank of Indiana	Money Market	8,819
Total General Fund Investments		\$ 18,037
The Bank of Tampa ICS Reserve:		
Merchants Bank of Indiana	Money Market	\$ 239,782
First Republic Bank	Money Market	248,593
Park National Bank	Money Market	222,703
Total Reserve Fund Investments		\$ 711,078
US Bank Series 2006A-2 Reserve	First American Treasury Obligation Fund Class Y	\$ 41,917
US Bank Series 2006A-2 Prepayment A-2	First American Treasury Obligation Fund Class Y	743
US Bank Series 2006A Revenue	First American Treasury Obligation Fund Class Y	264,771
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	79,778
US Bank Series 2015A Revenue	US Bank Money Market 5	164,883
US Bank Series 2015A-1 Prepayment	US Bank Money Market 5	969
US Bank Series 2018A-1 Revenue	First American Treasury Obligation Fund Class Y	570,074
US Bank Series 2018A-1 Excess Revenue	First American Treasury Obligation Fund Class Y	45,438
US Bank Series 2018A-1 Reserve	First American Treasury Obligation Fund Class Y	123,153
US Bank Series 2018A-2 Reserve	First American Treasury Obligation Fund Class Y	65,994
US Bank Series 2018-1 Revenue	First American Treasury Obligation Fund Class Y	385,126
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	147,018
Total Debt Service Fund Investments		\$ 1,889,864
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 29
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	164,838
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	529
Total Capital Projects Fund Investments		\$ 165,396

Connerton West Community Development District
Summary A/R Ledger
From 12/1/2022 to 12/31/2022

Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
415, 2480						
415-001	415 General Fund	Lennar Homes LLC	AR00000333	10/01/2022	21,442.88	12109
415-001	415 General Fund	Lennar Homes LLC	AR00000334	10/01/2022	21,442.88	12109
415-001	415 General Fund	Pasco County Tax Collector	AR00000269	10/01/2022	138,948.30	12110
Sum for 415, 2480					181,834.06	
415, 2482						
415-200	415 Debt Service Fund S2018A	Pasco County Tax Collector	AR00000269	10/01/2022	48,113.77	12110
Sum for 415, 2482					48,113.77	
415, 2483						
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00000333	10/01/2022	4,345.42	12109
415-201	415 Debt Service Fund S06A-2\S18-1	Lennar Homes LLC	AR00000334	10/01/2022	4,345.42	12109
415-201	415 Debt Service Fund S06A-2\S18-1	Pasco County Tax Collector	AR00000269	10/01/2022	19,518.79	12110
415-201	415 Debt Service Fund S06A-2\S18-1	Pasco County Tax Collector	AR00000269	10/01/2022	22,428.05	12110
Sum for 415, 2483					50,637.68	
415, 2485						
415-203	415 Debt Service Fund S2015	Pasco County Tax Collector	AR00000269	10/01/2022	12,314.07	12110
Sum for 415, 2485					12,314.07	
Sum for 415					292,899.58	
Sum Total					292,899.58	

See Notes to Unaudited Financial Statements

**Connerton West Community Development District
Summary A/P Ledger
From 12/1/2022 to 12/31/2022**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480						
	415 General Fund	12/31/2022	Ballenger & Company, 221284 Inc.		Irrigation Repairs 12/22	1,180.00
	415 General Fund	12/12/2022	Ballenger & Company, 221257 Inc.		Irrigation Maintenance 12/22	3,725.00
	415 General Fund	12/12/2022	Ballenger & Company, 221257 Inc.		Irrigation Maintenance 12/22	10,565.00
	415 General Fund	12/01/2022	Ballenger & Company, 221283 Inc.		Irrigation Repairs 11/22	465.00
	415 General Fund	12/01/2022	Ballenger & Company, 222248 Inc.		Irrigation Repairs 10/22	2,284.00
	415 General Fund	12/28/2022	BrightView Landscape Services, Inc.	8232508	Bermuda Fertilize 12/22	835.00
	415 General Fund	11/30/2022	Costena Services, LLC	111422-3	Light Installation 11/22	2,226.50
	415 General Fund	12/01/2022	Giella Designs, LLC	221401	50 % Balance For Holiday Lighting 11/22	5,000.00
	415 General Fund	12/31/2022	Jeremy R. Cohen	JC122822	Off Duty Patrols / Schedulers Fee 12/22	350.00
	415 General Fund	12/31/2022	Jeremy R. Cohen	JC121922	Off-Duty State Trooper 12/22	200.00
	415 General Fund	12/01/2022	KE Law Group, LLC	5106	General/Monthly Legal Services 11/22	4,905.50
	415 General Fund	12/31/2022	Kevin Eric Hamilton	KH122922	Off Duty Patrols 12/22	200.00
	415 General Fund	12/31/2022	Pasco County Utilities	Pasco Water Summary 12/22 415	Water Summary 12/22 415	278.62
	415 General Fund	12/31/2022	Rizzetta & Company, Inc.	INV0000074963	Cell Phone - Auto Mileage & Travel 12/22	50.00
	415 General Fund	12/23/2022	Rizzetta & Company, Inc.	INV0000074776	Personnel Reimbursement 12/23/22	3,394.78
	415 General Fund	12/01/2022	Shenandoah General Construction, LLC	94532	Jet Vac Truck & Off-site Disposal 11/22	2,220.63
	415 General Fund	12/31/2022	Your Junk Doctor Inc	121622	Wood Pile Cleanup 12/22	550.00
Sum for 415, 2480						38,430.03
Sum for 415						38,430.03
Sum Total						38,430.03

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through December 31, 2022

Inflows:	Debt Proceeds	\$ 5,869,520.19
	Underwriter's Discount	169,600.00
	Total Debt Proceeds:	6,039,120.19
	Interest Earnings	59,193.78
	Transfer from Interest to Construction	202.04
	Total Inflows:	\$ 6,098,516.01

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 12/31/22
8/8/18	COI	Underwriter's Discount	\$ (169,600.00)	Cleared
8/8/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
8/8/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
8/8/18	COI	Rizzetta & Co., Inc.	(26,000.00)	Cleared
8/8/18	COI	Greenberg Traurig	(13,000.00)	Cleared
8/8/18	COI	US Bank - Trustee Fees	(4,755.15)	Cleared
8/8/18	COI	Image Master	(1,750.00)	Cleared
8/8/18	COI	Hopping, Green and Sams, PA	(50,000.00)	Cleared
		Total COI :	(352,605.15)	
8/31/18	CR1	Clearview Land Design, PL	(3,837.50)	Cleared
8/31/18	CR2	Stahl & Associates	(5,035.00)	Cleared
8/31/18	CR3	Deeb Construction & Development Co	(243,808.32)	Cleared
8/31/18	CR4	Ferguson Enterprises, Inc.	(3,533.41)	Cleared
8/31/18	CR5	Hopping, Green and Sams, PA	(1,453.70)	Cleared
8/31/18	CR6	Mack Concrete Industries, Inc.	(25,907.00)	Cleared
8/31/18	CR7	M.C Building Services, LLC	Void	Void
9/30/18	CR8	Deeb Construction & Development Co	(273,786.14)	Cleared
9/30/18	CR9	Ferguson Enterprises, Inc.	(4,693.04)	Cleared
9/30/18	CR10	Hopping, Green and Sams, PA	(1,641.50)	Cleared
9/30/18	CR11	Mack Concrete Industries, Inc.	(1,749.00)	Cleared
10/31/18	CR12	Clearview Land Design, PL	(1,817.50)	Cleared
10/31/18	CR13	Deeb Construction & Development Co	(357,360.97)	Cleared
10/31/18	CR14	Ferguson Enterprises, Inc.	(30,078.72)	Cleared
10/31/18	CR15	Hopping, Green and Sams, PA	(1,550.60)	Cleared
11/30/18	CR16	Clearview Land Design, PL	(425.00)	Cleared
11/30/18	CR17	Deeb Construction & Development Co	(428,747.81)	Cleared
11/30/18	CR18	Ferguson Enterprises, Inc.	(66,294.32)	Cleared
11/30/18	CR19	Hopping, Green and Sams, PA	(1,097.50)	Cleared

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through December 31, 2022

11/30/18	CR20	Mack Concrete Industries, Inc.	(21,472.00)	Cleared
11/30/18	CR21	Southern Precast Concrete Corp.	(16,532.00)	Cleared
12/31/18	CR22	Clearview Land Design, PL	(1,137.50)	Cleared
12/31/18	CR23	Deeb Construction & Development Co	(559,715.19)	Cleared
12/31/18	CR24	Ferguson Enterprises, Inc.	(60,104.42)	Cleared
12/31/18	CR25	Hopping, Green and Sams, PA	(664.00)	Cleared
12/31/18	CR26	Pasco Development Land 218, LLC	(725,620.21)	Cleared
1/31/19	CR27	Clearview Land Design, PL	(837.50)	Cleared
1/31/19	CR28	Deeb Construction & Development Co	(328,688.89)	Cleared
1/31/19	CR29	Ferguson Enterprises, Inc.	(24,191.31)	Cleared
1/31/19	CR30	Mack Concrete Industries, Inc.	Void	Void
1/31/19	CR31	Stahl & Associates	(10,000.00)	Cleared
2/15/19	CR32	Clearview Land Design, P.L	(200.00)	Cleared
2/15/19	CR33	Deeb Construction & Development Co.	(287,585.73)	Cleared
2/15/19	CR34	Hopping Green and Sams	(1,936.40)	Cleared
3/31/19	CR35	Clearview Land Design, PL	(1,910.00)	Cleared
3/31/19	CR36	Deeb Construction & Development Co	(551,809.60)	Cleared
3/31/19	CR37	Ferguson Enterprises, Inc.	(93,433.64)	Cleared
3/31/19	CR38	GeoPoint Surveying, Inc.	(3,500.00)	Cleared
3/31/19	CR39	Hopping, Green and Sams, PA	(212.00)	Cleared
4/30/19	CR40	Clearview Land Design, PL	(600.00)	Cleared
4/30/19	CR41	Deeb Construction & Development Co	(387,048.78)	Cleared
5/31/19	CR42	Clearview Land Design, PL	(240.00)	Cleared
5/31/19	CR43	Deeb Construction & Development Co	(241,159.97)	Cleared
5/31/19	CR44	Hopping Green and Sams	(530.00)	Cleared
6/30/19	CR45	Clearview Land Design, PL	(240.00)	Cleared
6/30/19	CR46	Deeb Construction & Development Co	(118,359.22)	Cleared
6/30/19	CR47	Connerton West CDD	(730.00)	Cleared
7/31/19	CR48	Deeb Construction & Development Co	(216,489.93)	Cleared
7/31/19	CR49	Clearview Land Design, PL	(209.00)	Cleared
9/30/19	CR50	Clearview Land Design, PL	(180.00)	Cleared
9/30/19	CR51	Deeb Construction & Development Co	(89,484.97)	Cleared
9/30/19	CR52	Hopping Green and Sams	(636.00)	Cleared
11/30/19	CR53	Clearview Land Design, PL	(150.00)	Cleared
12/31/19	CR54	Clearview Land Design, PL	(180.00)	Cleared
1/31/20	CR55	Deeb Construction & Development Co	(9,325.00)	Cleared
1/31/20	CR56	Hopping Green and Sams	(530.00)	Cleared
3/31/20	CR57	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR58	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR59	Pasco Development Land 218, LLC	(536,682.71)	Cleared
9/30/20	Refund	Ferguson Enterprises, Inc.	923.68	Cleared
3/1/22	CR60	West Pasco Government Center	VOID	VOID
3/31/22	CR61	Pasco County BOCC	(400.00)	Cleared

Total Requisitions : (5,745,381.74)

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through December 31, 2022

<hr/>	
<hr/>	
Total Requisitions & COI:	(6,097,986.89)
<hr/>	
Total Outflows:	(6,097,986.89)
<hr/>	
Series 2018 Construction Account Balance at December 31, 2022	\$ 529.12
<hr/>	

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through December 31, 2022

Inflows:	Debt Proceeds	\$ 957,207.74
	Underwriter's Discount	120,600.00
	Total Debt Proceeds:	1,077,807.74

Interest Earnings	25,212.81
Total Inflows:	\$ 1,103,020.55

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 12/31/22
4/3/18	COI	Underwriter's Discount	\$ (120,600.00)	Cleared
4/3/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
4/3/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
4/3/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
4/3/18	COI	Greenberg Traurig	(2,750.00)	Cleared
4/3/18	COI	Causey Demgen & Moore P.C	(2,000.00)	Cleared
4/3/18	COI	US Bank - Trustee Fees	(5,500.05)	Cleared
4/3/18	COI	MBS Capital Markets	(10,000.00)	Cleared
4/3/18	COI	Image Master	(1,250.00)	Cleared
4/3/18	COI	Hopping, Green and Sams, PA	(42,175.89)	Cleared
8/31/18	COI	Standards & Poor's Financial Services, LLC	(6,500.00)	Cleared
Total COI :			(298,275.94)	
2/28/19	CR1	Clearview Land Design, PL	(6,706.95)	Cleared
2/28/19	CR2	Hopping, Green and Sams, PA	(1,055.50)	Cleared
3/31/19	CR3	Clearview Land Design, PL	(53.74)	Cleared
3/31/19	CR4	Hopping, Green and Sams, PA	(344.50)	Cleared
3/31/19	CR5	Connerton West 2018-1 Bond	(4,925.00)	Cleared
4/30/19	CR6	Cardno, Inc	(5,105.00)	Cleared
4/30/19	CR7	Hopping, Green and Sams, PA	(595.50)	Cleared
5/31/19	CR8	Clearview Land Design, PL	(2,354.06)	Cleared
5/31/19	CR9	Connerton West CDD	(39,500.00)	Cleared
5/31/19	CR10	Hopping, Green and Sams, PA	(662.50)	Cleared
5/31/19	CR11	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
6/30/19	CR12	Cardno, Inc	(3,638.00)	Cleared
6/30/19	CR13	Clearview Land Design, PL	(2,202.89)	Cleared
6/30/19	CR14	M.C Building Services LLC	(4,623.23)	Cleared
7/31/19	CR15	Clearview Land Design, PL	(1,102.00)	Cleared
7/31/19	CR16	Hopping, Green and Sams, PA	(503.50)	Cleared
7/31/19	CR17	M.C Building Services LLC	VOID	VOID

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through December 31, 2022

9/30/19	CR18	Clearview Land Design, PL	(1,112.02)	Cleared
9/30/19	CR19	Hopping, Green and Sams, PA	(1,374.00)	Cleared
11/30/19	CR20	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
11/30/19	CR21	Clearview Land Design, PL	(18.13)	Cleared
11/30/19	CR22	Connerton West CDD	(5,600.00)	Cleared
11/30/19	CR23	Hopping, Green and Sams, PA	(212.00)	Cleared
11/30/19	CR24	Mortensen Engineering, Inc	(1,066.00)	Cleared
11/30/19	CR25	Play Space Services, Inc.	(28,573.20)	Cleared
12/31/19	CR26	Cardno, Inc	(8,025.27)	Cleared
12/31/19	CR27	Clearview Land Design, PL	(1,778.20)	Cleared
12/31/19	CR28	Play Space Services, Inc.	(3,174.80)	Cleared
1/31/20	CR29	Cardno, Inc	(1,010.06)	Cleared
1/31/20	CR30	Hopping, Green and Sams, PA	(265.00)	Cleared
3/31/20	CR31	Cardno, Inc	(1,780.48)	Cleared
3/31/20	CR32	Clearview Land Design, PL	(25.11)	Cleared
3/31/20	CR33	Connerton West CDD	(390.00)	Cleared
3/31/20	CR34	Hopping, Green and Sams, PA	(577.50)	Cleared
9/9/20	CR35	Hopping, Green and Sams, PA	(834.00)	Cleared
1/31/21	CR36	Cardno, Inc	(12,116.70)	Cleared
1/31/21	CR37	Connerton West CDD	(15,462.50)	Cleared
7/12/21	CR38	Blue Wave Lighting	(895.00)	Cleared
7/12/21	CR39	Cardno, Inc	(32,573.19)	Cleared
7/12/21	CR40	Site Master	(1,400.00)	Cleared
11/30/21	CR41	Cardno, Inc	(7,032.50)	Cleared
11/30/21	CR42	Connerton West CDD	(11,454.20)	Cleared
4/6/22	CR43	Cardno, Inc	(11,873.02)	Cleared
4/25/22	CR44	Turf Pro Synthetics	(4,738.05)	Cleared
5/11/22	CR45	Rep Services Inc	(1,017.95)	Cleared
5/11/22	CR46	Site Master	(64,905.00)	Cleared
5/27/22	CR47	Cardno, Inc	(6,346.10)	Cleared
5/27/22	CR48	Rep Services Inc	(8,340.00)	Cleared
5/27/22	CR49	Site Master	(19,065.00)	Cleared
6/13/22	CR50	Cardno, Inc	(6,650.48)	Cleared
6/13/22	CR51	Rep Services Inc	(28,025.00)	Cleared
7/19/22	CR52	Turf Pro Synthetics	(4,738.05)	Cleared
7/19/22	CR53	Site Master	(65,760.00)	Cleared
8/22/22	CR54	BCI	(1,336.00)	Cleared
8/30/22	CR55	Site Master	(27,236.00)	Cleared
12/12/22	CR56	Site Master	(33,214.00)	Cleared
Total Requisitions :			(639,905.88)	
Total Requisitions & COI:			(938,181.82)	
Retainage Payable			0.00	

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through December 31, 2022

Total Outflows:	<u>(938,181.82)</u>
-----------------	---------------------

Series 2018A Construction Account Balance at December 31, 2022	\$ <u><u>164,838.73</u></u>
--	-----------------------------

Connerton West Community Development District
Notes to Unaudited Financial Statements
December 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 12/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payment for Invoice FY22-23 in the amount of \$71,879.69 was received in January 2023.
6. General Fund – Payment for Invoice 415-23-01B in the amount of \$21,442.88 was received in January 2023.
7. Debt Service Fund 200 – Payment for Invoice FY22-23 in the amount of \$24,889.85 was received in January 2023.
8. Debt Service Fund 201 – Payment for Invoice FY22-23 in the amount of \$21,699.61 was received in January 2023.
9. Debt Service Fund 201 – Payment for Invoice 415-23-01B in the amount of \$4,345.42 was received in January 2023.
10. Debt Service Fund 203 – Payment for Invoice FY22-23 in the amount of \$6,370.22 was received in January 2023.

Tab 10

National Traffic Signs

14521 60th St N
Clearwater, FL 33760

Estimate

Invoice Date	Invoice #
1/13/2023	281800

Bill To
Connerton West Community Dev. C/O Rizzetta Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Phone: 813.994.1001 ext. 7068

Ship To
Connerton West 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Phone: 813.994.1001 ext. 7068

NTO FILED	P.O. Number	Terms	Rep	Due Date	Via	Completion ...	Fl Tax Exempt...	Rush
		Credit ...	RM	1/13/2023	Pick Up	Active	85-801344116...	
Quantity	Item Code	Description					Price Each	Amount
24	Sgn-12x18	12x18 Custom Sign 12 - NO OVERNIGHT PARKING 10PM - 6AM -----> Violators Will be (Smaller) towed at vehicle owners expense 12 - <----- 1. Color: White background with Red letters 2. Grade: High Intensity 3. Border: Yes - Inset 4. Holes: U-Channel 5. Corner: Standard 1.5" 6. Material: Alum. Blank 7. Gauge: .063/.080 8. Number of Sides: Single Sided 9. Confirmed Sign with proof: Yes - ckawalec@plsofflorida.com					21.95	526.80T
Phone #	Fax #	Web Site				Sales Tax (0.0%)		
727-446-7983	727-443-1225	WWW.NTSIGNS.COM				Total		
Page 1						Balance Due		

14521 60th St N
Clearwater, FL 33760

Invoice Date	Invoice #
1/13/2023	281800

Bill To
Connerton West Community Dev. C/O Rizzetta Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Phone: 813.994.1001 ext. 7068

Ship To
Connerton West 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Phone: 813.994.1001 ext. 7068

NTO FILED	P.O. Number	Terms	Rep	Due Date	Via	Completion ...	FI Tax Exempt...	Rush
		Credit ...	RM	1/13/2023	Pick Up	Active	85-801344116...	
Quantity	Item Code	Description					Price Each	Amount
1	Setup1	Set Up Charge					29.00	29.00T
24	10galv-u	10'x2# Galvanized U-channel					29.75	714.00T
24	NBW002-set	5/16"x2" Set (2ea: Zinc Bolt, Zinc Nut, Nylon washer) Customer Contact Name: Chris Customer Contact Ph# : 727-267-7647 Customer Contact email: ckawalec@plsofflorida.com					0.69	16.56T
Phone #	Fax #	Web Site				Sales Tax (0.0%)		\$0.00
727-446-7983	727-443-1225	WWW.NTSIGNS.COM				Total		\$1,286.36
Page 2						Balance Due		\$1,286.36

Tab 11



WWW.NTSIGNS.COM

14521 60th Street N., Clearwater, FL 33760

Phone: 727-446-7983 Fax: 727-443-1225

PROOF

SET BY PAUL M.

***Please note: We will not proceed with a job until we receive a written approval; either by email or fax.**

When laying out signs absent specifications, plans or drawings, or where specs are provided but are vague, contradictory or otherwise subject to interpretation, NTS defaults to known conventions and rules with the MUTCD and FDOT Design Standards Indices as the authoritative references. Thus this drawing represents our best interpretation of all information provided to us, and may differ from plans, correspondence and/or specifications for reasons in bold above or through oversight.

Please review this Proof carefully for accuracy, quantity, size(s), layout, spelling, colors, materials and logos, if applicable. Approval of the drawing(s) and/or specs herein, constitutes understanding and acceptance that finished signs will be manufactured as shown^{1,2} utilizing the materials specified. If all aspects meet your approval, please reply to this e-mail, noting any special instructions, so that we may schedule production.

¹Actual production tolerance for size and location of objects on the finished signs is +/- 3/16".

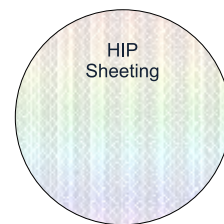
²Every device, whether a viewer or printer will display colors differently, so those shown here are for breakdown only. NTS defaults to standard traffic sign colors if no specific shade is requested. If you require custom color(s) please provide PMS (Pantone Matching System, an international printing, publishing and packaging color language) number(s), and we will endeavor to match them as close as our fabrication methods and media used allow. Every printer has a finite gamut of colors that may be achieved, so if color matching is critical, we will provide you, upon request below, a color swatch or sample print on the media requested prior to the manufacture of your sign(s). We make every effort to control for good color management, but due to natural variations from lot to lot of media and ink, environment and even lighting conditions affecting the way colors are rendered and perceived, colors of the finished product may vary.

CONNERTON WEST COMMUNITY DEVELOPMENT

INVOICE: 281800 INV. DATE: 1/13/2023



14 OF EACH REQUIRED
SIZE: 12" x 18"
GRADE: HIGH INTENSITY
COLORS: BLACK/ WHITE
BORDER: YES
HOLES: U-CHANNEL
CORNERS: STD
SIDED: SINGLE
GAUGE: 0.063"



LAYOUT FEE INCLUDES FIRST PROOF AND TWO REVISIONS.
FURTHER CHANGES MAY INCUR ADDITIONAL LAYOUT FEES.

Color Confirmation

I understand that any special colors requested may not be an exact match to any color information or samples provided per the color matching details² outlined above.

- ☐ Yes, I require a color swatch prior to production.
- ☐ No, I do not need to see a color swatch.

Layout/Design

- ☐ This Layout is Approved, as is.
- ☐ This Layout is Approved, with changes as noted.
- ☐ New Layout is Requested, with changes as noted.

THIS JOB IS ON HOLD* PENDING
NOTICE OF YOUR RELEASE
IN WRITING.

By Signing below and selecting either approval checkboxes, you are authorizing fabrication of the signs(s) EXACTLY as depicted and notated herein.

I, _____ have reviewed this proof carefully, proceed per my instruction:

Tab 12

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, January 9, 2023 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice-Chairman
Steve Wiers	Board Supervisor, Assistant Secretary
Tyson Krutsinger	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Landscape Specialist, Rizzetta & Company, Inc.
Meredith Hammock	District Counsel, KE Law Group (via conference call)
Greg Woodcock	District Engineer, Cardno
Gail Huff	Ballenger Irrigation
David Chapdelaine	Ballenger Irrigation
Jason Marks	Aquatic Weed Control
Stan Zuercher	Clubhouse Manager
John Toborg	Landscape Division Manager, Rizzetta & Company
Stacey Gillis	Administrative Assistant, Rizzetta & Company, Inc.
Matthew Minette	BrightView

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
January 9, 2023 - Minutes of Meeting
Page 2

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience comments.

THIRD ORDER OF BUSINESS

Business Items

The Board of Supervisors reviewed three (3) resumes to fill the vacant Board of Supervisors seat.

On a motion from Mr. Krutsinger and seconded by Mr. Novak, with three in favor and one opposed (Steve Wiers), the Board of Supervisors appointed Mr. Roger Smith to fill the vacant seat on the Connerton West Board of Supervisors, for the Connerton West Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Designating Officers of the District**

On a motion from Mr. Kawalec and seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors appointed Mr. Daniel Novak as Chair for the Connerton West Community Development District.

On a motion from Mr. Krutsinger and seconded by Mr. Novak, with all in favor, the Board of Supervisors appointed Mr. Steve Wiers as Vice Chair for the Connerton West Community Development District.

On a motion from Mr. Novak and seconded by Mr. Kawalec, with all in favor, the Board of Supervisors adopted Resolution 2023-01; Designating Officers of the District, as presented, for the Connerton West Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. Aquatics Report

Mr. Marks gave his report. Mr. Marks informed the Board of Supervisors he will provide a plant proposal that will be presented at the next regular Board of Supervisors meeting. Brightview Landscape will remove the Wax Myrtle by January 20, 2023.

82
83 **B. Landscape Inspection Report**

84 Mr. Liggett presented his report to the Board of Supervisors.

85
86 The Board of Supervisors requested that Mr. Liggett leave the protective covers
87 on the plants until the weather improves. The Board of Supervisors would like to
88 see a proposal for annuals on the February 2023 agenda before installing for the
89 season.

90
91 The Board of Supervisors noted the walking path is not complete and will hold
92 off on paying the invoice until they get approval from Jason Liggett.

93
94 Mr. Liggett noted he has seen improvement in Brightview Landscaping. Mr.
95 Kawalec asked for a soil test for salt content to be performed in the District's annual
96 beds. Mr. Minette stated he will provide the Board of Supervisors with a proposal
97 for a nutrient application.

98
99 The Board of Supervisors expressed to Brightview Landscaping and Mr. Liggett
100 they would like to see uniformity or consistency at the entrances to the District.
101 The Board would like to see in a four to five-year plan the entrances refurbished,
102 the Garden Tea Park remodeled, and more lights by the Connerton Fountain.

103
104 Mr. Liggett introduced Mr. John Toborg to the Board of Supervisors and those in
105 attendance.

106
107 The Board of Supervisors asked Mr. Minette to revise the proposal to remove and
108 replace declining perennial blue daze plants and present this new proposal at a
109 later date.

110
111 The Board reviewed and considered a proposal for sod fill-in behind the median
112 monument. After some discussion, they agreed to table this proposal until further
113 notice.

114
115 **C. Irrigation Report**

116 Ms. Huff presented the irrigation report to the Board of Supervisors.

117
118 Ms. Huff introduced David Chapdelaine aka "Chappy" who will attend meetings
119 with Ms. Huff as Mark is stepping back in his duties.

120
121 **D. Property Maintenance Report**

122 Mr. Zuercher presented his report to the Board of Supervisors. Mr. Zuercher
123 informed the Board of Supervisors there are no signs displaying the rules for the
124 playground. Mr. Zuercher said he called the Clubhouse and requested an e-mail
125 be sent, effective February 1, 2023, to all residents stating the rules.

E. District Engineer Report

The Board reviewed the District Engineer report from Mr. Woodcock.

Mr. Woodcock asked Mr. Marks from Aquatic Weed Control to provide him and the Board of Supervisors with a proposal outlining the cost and procedure for eliminating evasive plant species for all wetland conservation areas in the District. Mr. Woodcock will provide the most current maps to Aquatic Weed Control showing the location of the conservation areas. The Board of Supervisors will consider the proposal for the 2023/2024 Fiscal Year Budget.

Mr. Woodcock and the Board of Supervisors discussed the Change Order not to exceed \$2,500.00 from Yellowstone Landscaping to complete the landscape and irrigation project. It was determined, once Mr. Woodcock went over the balances due and credits owed to the District, it would be in the best interest of the District to work with Yellowstone to complete the project whereby Pasco County will then inspect the project.

On a motion from Mr. Novak and seconded by Mr. Wiers, with all in favor, the Board of Supervisors approved the change order from Yellowstone Landscaping not to exceed \$2,500.00, as presented, for the Connerton West Community Development District.

Mr. Woodcock relayed to the Board of Supervisors he has not heard anything back regarding the conservation cutback. He stated it is not a Community Development District issue, it is an individual homeowner issue, but the Community Development District will put this project on its agenda of projects. Mr. Woodcock, Ms. Hammock, and Lennar will work together to form a course of action to pass the responsibility to the homeowner.

Mr. Woodcock heard from the Board of Supervisors complaints they have been receiving about damage to residents and community property. Mr. Woodcock is going to send a cease and desist letter to the community addressing these issues.

F. District Counsel

Ms. Hammock updated the Board of Supervisors about the License Marketing Agreement and Easement Agreements. She informed the Board of Supervisors that there is only one easement that is still not compliant but is working on its completion.

Ms. Hammock spoke with Lennar to attain the addendum for the Trail Project which will be presented at the February regular Board of Supervisors meeting.

The Board of Supervisors asked Ms. Hammock and Mr. Adams to send an e-mail to Lennar requesting they remove any material from Community Development District property, remove any posts, and fill all holes by January 31, 2023.

G. District Manager Report

The Board received and reviewed the District Manager's report.

Mr. Adams reminded the Board that the next meeting will be held on February 6, 2023, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on December 5,
2022**

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on December 5, 2022.

On a motion from Mr. Novak and seconded by Mr. Krutsinger, with all in favor, the Board approved the Minutes of the Board of Supervisors' meeting held on December 5, 2022, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
November 2022**

The Board of Supervisors was presented with the Operation & Maintenance Expenditures for November 2022 in the amount of \$119,687.70.

On a motion from Mr. Wiers and seconded by Mr. Novak, with all in favor, the Board ratified the Operation & Maintenance Expenditures for November 2022 in the amount of \$119,687.70 for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Wiers asked Mr. Adams to attain a proposal to fix the vinyl area of the fence that is falling. Mr. Novak asked that the WREC December statement be looked at more carefully taking note of the credit due to the District. Mr. Smith asked to begin getting proposals to cover the mailbox kiosk in Willow Vista and add lighting.

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Wiers and seconded by Mr. Novak, the Board of Supervisors approved to adjourn the meeting at 6:55 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

DRAFT

Tab 13

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.connertonwestcdd.org

Operation and Maintenance Expenditures December 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 254,956.43**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher Kawalec	100114	CK120522	Board of Supervisors Meeting 12/05/22	\$ 200.00
Daniel Novak	100115	DN120522	Board of Supervisors Meeting 12/05/22	\$ 200.00
Tyson Krutsinger	100117	TK120522	Board of Supervisors Meeting 12/05/22	\$ 200.00
Aquatic Weed Control, Inc.	100131	77529	Additional Ponds Serviced 11/22	\$ 1,164.00
Aquatic Weed Control, Inc.	100131	77740	Pond/Lake Maintenance 12/22	\$ 3,950.00
Badges of Honor, LLC	100132	5418	Nameplates 12/22	\$ 15.00
Badges of Honor, LLC	100123	5435	Nameplates 12/22	\$ 75.00
Ballenger & Company, Inc.	100113	222260	Irrigation Maintenance & Repair 11/22	\$ 18,121.00
BrightView Landscape Services, Inc.	100107	8172641	Landscape Maintenance 11/22	\$ 31,226.25

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	100133	8193708	Landscape Maintenance 12/22	\$ 31,226.25
BrightView Landscape Services, Inc.	100133	8208243	Tree Removal 12/22	\$ 374.15
Cardno, Inc.	100124	1998886	District Engineering Services 10/22	\$ 30,789.58
Cardno, Inc.	100108	2002485	District Engineering Services 11/22	\$ 2,915.00
Cardno, Inc.	100124	2010983	District Engineering Services 11/22	\$ 10,392.50
Cardno, Inc.	100124	2010992	District Engineering Services 11/22	\$ 5,058.76
Cardno, Inc.	100124	2018869	District Engineering Services 12/22	\$ 6,332.50
Cardno, Inc.	100124	2018908	District Engineering Services 12/22	\$ 2,986.88
Clear Cut Heavy Brush Mulching	100134	293	Forestry Mulching 12/22	\$ 2,500.00
Connerton West Debit Card	CW1222	CW1222	Connerton West Debit Card December 2022	\$ 607.92

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Down and Dirty Pressure Washing	100125	111705	Pressure Washing - Deposit 12/22	\$ 4,500.00
Jeremy R. Cohen	100116	JC110222	Off Duty Patrols / Scheduler's Fee 10/22	\$ 350.00
Jerry Richardson Trapper	100135	1704	Monthly Hog Removal Service 12/22	\$ 200.00
K Johnson's Lawn & Landscaping, Inc.	100126	18856	Mow Bike Trail 12/22	\$ 700.00
KE Law Group, LLC	100109	4731	General/Monthly Legal Services 10/22	\$ 10,135.00
KE Law Group, LLC	100109	4732	General/Monthly Legal Services 10/22	\$ 97.50
Kevin Eric Hamilton	100127	KH111722	Off Duty Patrols 11/22	\$ 200.00
Mobile Mini, Inc.	100110	9015889673	Mobile Storage Rental Acct #10023746 12/22	\$ 244.47
Mobile Mini, Inc.	100128	9016190513	Mobile Storage Rental Acct #10023746 12/22	\$ 244.47
Pasco County Utilities	100129	ACH	Pasco Water Summary 11/22	\$ 321.01

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100111	INV0000073246	District Management Fees 12/22	\$ 6,820.03
Rizzetta & Company, Inc.	100112	INV0000073345	Personnel Reimbursement 11/25/22	\$ 3,394.40
Rizzetta & Company, Inc.	100121	INV0000073379	Cell Phone - Auto Mileage & Travel 11/22	\$ 66.87
Rizzetta & Company, Inc.	100122	INV0000073404	Amenity Management & Oversight/ Personnel Reimbursement 12/09/22	\$ 4,194.40
Site Masters of Florida, LLC	12122022	CR 56 Site Masters	CR 56 S2018	\$ 33,214.00
Suncoast Pool Service, Inc.	100136	8834	Fountain Service 12/22	\$ 250.00
U.S. Bank	100118	106237000	Trustee Fees CDD 2006A 11/01/22-10/31/23	\$ 4,040.63
Visual Enhancements Inc	100130	108	Pressure Washer Cleaning & Painting-Balance	\$ 5,000.00
Wildlands Conservation, Inc.	100119	3040	Annual Conservation Easement Monitoring 11/22	\$ 4,000.00
Withlacoochee River Electric Cooperative, Inc.	100120	ACH	Electric Summary Bill 11/22	\$ 28,648.86
Report Total				<u>\$ 254,956.43</u>